



9

Design Review Board Staff Report

TO: DESIGN REVIEW BOARD

FROM: AMY TEMES, SR. PLANNER
(480) 503-6016, AMY.TEMES@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: NOVEMBER 13, 2014

SUBJECT: DR14-34, POPEYES LOUISIANA KITCHEN

STRATEGIC INITIATIVE: Economic Development

To allow for the development of a commercial pad within an existing shopping center.

REQUEST

DR14-34, Popeyes Louisiana Kitchen: site plan, landscape plan, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 1.48 acres located at the northeast corner of Arizona Avenue and Desert Lane zoned General Commercial (GC) with a Planned Area Development (PAD) overlay.

RECOMMENDED MOTION

Move to approve the Findings of Fact and approve DR14-34, Popeyes Louisiana Kitchen: site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials located at northeast corner of Arizona Avenue and Desert Lane zoned General Commercial (GC) with a Planned Area Development (PAD) overlay.

APPLICANT/OWNER

Company: Arc One Associates
Name: Josh Oehler
Address: 1427 N. 3rd St, #301
Phoenix, AZ 85004
Phone: (602) 242-7871
Email: josh@arconeassociates.com

Company: Z & H Foods
Name: Jeffery Bennett
Address: 3100 Main Street
Dallas, TX 75226
Phone: (214) 240-1510
Email:

BACKGROUND/DISCUSSION

Overview

The request is to construct a stand-alone limited service restaurant on a 1.48 acre pad (Pad C) within the approved AZ Avenue Winco shopping center site. The overall development proposes a 94,683 sq. ft. grocery store, plus three (approximately 1 to 2 acre) pad sites. The proposed development is coordinated with the Winco site and the proposed Pad C site plan. An Administrative Use Permit application has submitted to secure shared parking between all pads/users within the overall site plan.

History

Date

Action

<i>March 3, 1987</i>	Planning Commission approved case S054, preliminary plat for Fiesta Tech Master Plan Phase II, for Lots 1-6
<i>September 27, 1994</i>	Council approved case Z94-24 (Ord. No. 894) The Earnhardt Dodge-Fiesta Tech PAD Amend PAD R-4 to I-1 for new car storage and employee parking
<i>September 27, 1994</i>	Planning Commission approved case UP94-09, for Earnhardt Retail car sales, for a 2 year approval period.
<i>January 11, 1996</i>	DRB approved case DR95-60, Earnhardt Dodge, site package.
<i>August 15, 1996</i>	DRB approved case DR96-40, Earnhardt Dodge, Lot 6 Fiesta Tech Center, for site plan, elevations, landscaping, lighting, and grading.
<i>November 13, 1997</i>	DRB approved case DR97-65, Hertz Rental Car, on the lot located south of the site and Desert Lane, Parcel 3, Continental Tech Center
<i>December 10, 1998</i>	DRB approved case DR98-91, Costco Wholesale, on the lot located north of the site.
<i>November 15, 2012</i>	DRB considered case DR12-24, Arizona Avenue Retail Center, on the on the subject site (See Comments from Nov. 15, 2012 DRB Study Session, below).
<i>December 13, 2012</i>	DRB approved DR12-24, Arizona Avenue Retail Center Pad A, anchor, and the primary parking lot on 14.54 net acres.
<i>October 9, 2014</i>	Design Review Board Study Session

Surrounding Land Use & Zoning Designations:

	Existing Land Use Category	Existing Zoning
North	General Commercial	General Commercial (GC) PAD
South	General Commercial	Desert Lane then General Commercial (GC) PAD
East	General Commercial	Colorado St. then General Commercial (GC)
West	City of Mesa Commercial/Office	Arizona Ave. then Commercial/Office and Multi-

		Family Residential
Site	General Commercial	General Commercial (GC) PAD

Project Data Table

Gross Site Acreage	16.99 acres gross, 14.57 acres net
Development Proposal	Development of pad C
Zoning	General Commercial (GC) PAD
Buildings	4 (1 Major retail, 3 Pad sites)
Floor Area	114,225sqft. Total Major Retail- 94,683 sq. ft. Pad B- 9,100 sq. ft. Pad C- 2,841 sq. ft. Pad D- 7,475 sq. ft.
Lot Coverage Allowed/ Provided	No Maximum/21% -22%
Building Setback Front (Arizona Ave.) Required	25'
Building Setback Front (Arizona Ave.) Proposed	25' Pad
Building Setback (north) Side to Non-residential Required	20'
Building Setback (north) Side to Non-residential Proposed	20'
Building Setback (east) Side to Non-residential Required	20'
Building Setback (east) Side to Non-residential Proposed	20'
Building Setback (south) Side (street) to Non-residential Required	20'
Building Setback (south) Side (street) to Non-residential Proposed	20'
Building Height Required	45'
Building Height Proposed	28' to top of parapet
Parking Required (based on general retail at 1/250 sq. ft. or eating and drinking establishment at 1/100of gross floor area)/ Provided	517 Total required/ 517 provided Winco Pad A 379 required/ 379 provided Pad B Restaurant and Retail (43+20) required/ 62 provided Pad C Restaurant 30 required/ 30 provided Pad D 46 Restaurant and Retail (26+20) required/ 46 provided AUP in process for shared parking so that all parking stalls may be shared by all uses on-site.
Open Space Required/ Provided (Net Lot Area)	15% required.

DISCUSSION

Site

The Master Site Plan was approved in DR12-24. The proposed development for Pad C is generally in keeping with the building location, circulation and parking with only the difference being the addition of the double drive-through. The drive-through meets the stacking requirements based on the pick-up window location. The drive-through is covered by a full decorative canopy. Staff supports the outdoor dining area, and the table and umbrella details have been provided. The 9 existing parking spaces were constructed with the Winco development. Parcel C meets its parking requirement, however, is included in the Winco Shopping Center Administrative Use Permit for shared parking. The AUP will ensure that all uses/pads within the site will have sufficient parking across property lines. The AUP is currently being processed and staff foresees no issues.

Landscape

Staff recommended that the Palo Brea, Desert Carpet Acacia, Red Bird of Paradise and the Agave Geminiflora be changed out for plants on the approved shopping center palette. The drive-through has trellis screening with and is planted with the Lilac Vine. The median was increased to a minimum of 3' inside of curb to accommodate the trellis and vegetation. The adjacent sidewalk is 8'6" and the shrubs should not have a significant impact on the pedestrian flow.

The applicant provided site furnishing details for screen walls, trash enclosure, tables and umbrellas.

Grading and Drainage

Pad C is graded to drain to the basins approved in DR12-24 Winco (Pad A). No other grading or drainage changes have been made since the original approval.

Elevations, Floor Plan, Colors and Materials

The elevations are the same design as approved last month for the Winco Shopping Center at Market and Pecos. The color palette has been adjusted to match this Winco. The field color is Sherwin Williams Wilmington Tan, the shutters are Maryville Brown and the cornice accent and awnings are Copper Cote. Although the Design Review discussed the possibility of changing out a window for a door, the applicant prefers to keep the window.

Lighting

New site parking lot lights are proposed as Lithonia MR2. No lighting is proposed on the building.

Signage

Signage is not being approved with this submittal and will be required to submit a Minor Administrative Design Review application. Sign bands are not allowed to be located over architectural details or encroach upon architectural elements.

PUBLIC NOTIFICATION AND INPUT

The pad is part of an approved overall master site plan. The pad is less than 5 acres. No Notice of Public Hearing is required by Code.

STAFF RECOMMENDATION

Approve the Findings of Fact and approve DR14-34, Popeye: site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials located at the northeast corner of Arizona Avenue and Desert Lane zoned General Commercial (GC) with a Planned Area Development (PAD) overlay, subject to conditions:

1. Construction of the project shall conform to the exhibits approved by the Design Review Board at the November 13, 2014 public hearing.
2. The construction site plan documents shall incorporate the Standard Commercial and Industrial Site Plan Notes adopted by the Design Review Board on March 11, 2004.
3. Proposed signage complying with the Land Development Code shall be approved administratively by Planning Staff prior to submitting for sign permits.

Respectfully submitted,



Amy Temes
Senior Planner

Attachments and Enclosures:

1. Findings of Fact
2. Vicinity Map
3. Master Site Plan
4. Site Plan With Details
5. Landscape
6. Grading and Drainage
7. Elevations/Colors and Materials
8. Floor Plans
9. Lighting

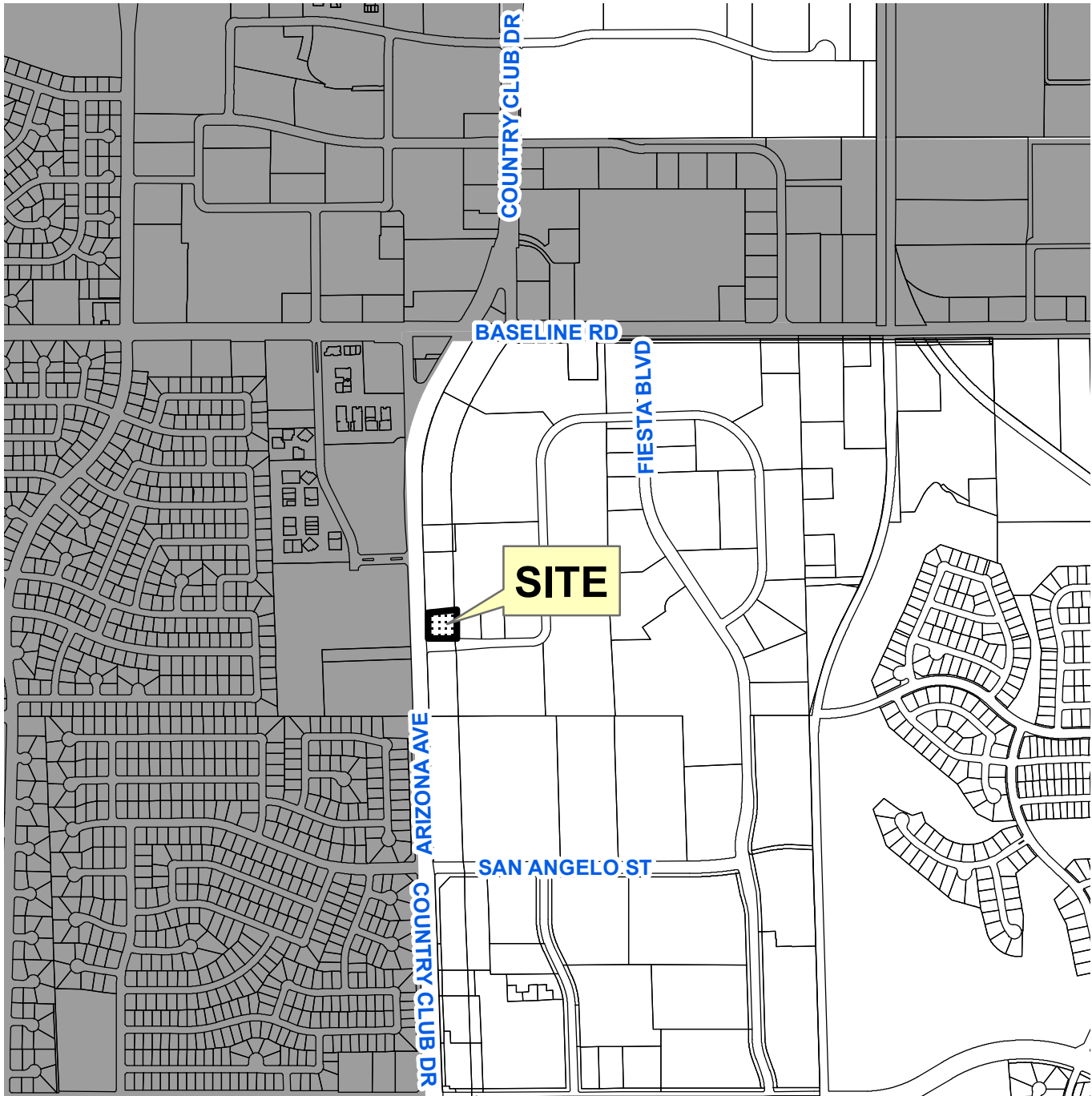
**FINDINGS OF FACT
DR14-34, Popeyes Louisiana Kitchen**

1. The project as conditioned is consistent with the applicable Design Guidelines;
2. The project conforms to the General Plan, and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby development; and
5. The project design provides for safe and efficient provision of public services.

DR14-34

Vicinity Map

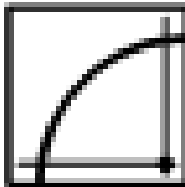
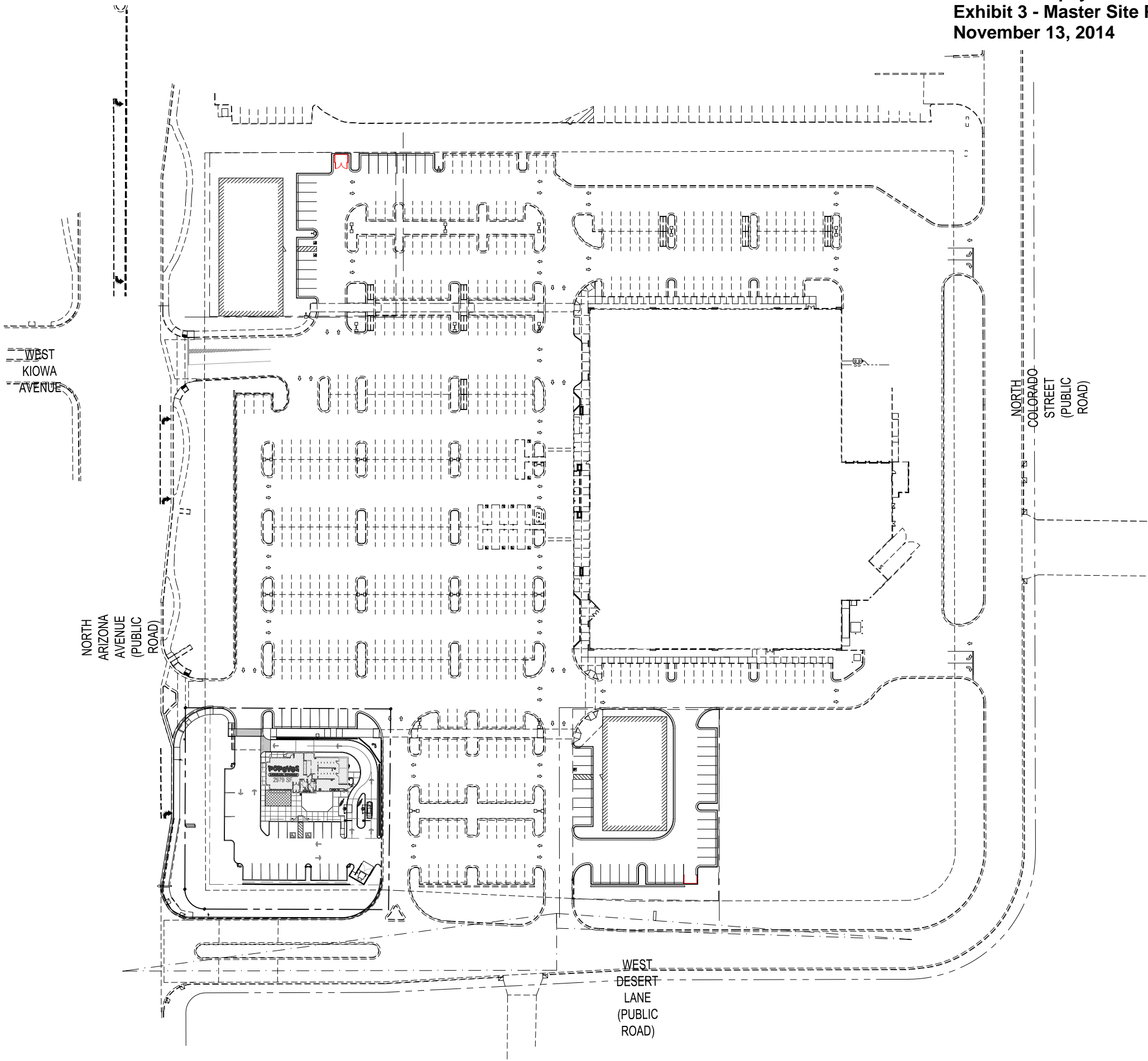
SITE LOCATION:



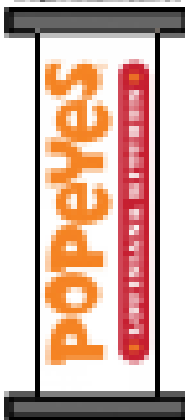
■ MESA
□ TOWN OF GILBERT

0 400 800 1,600 Feet

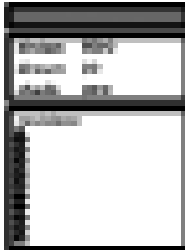




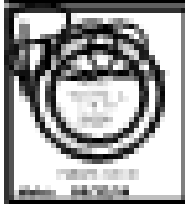
arc one
ARCHITECTURAL
1401 N. 1st Street
Phoenix, Arizona 85004
Phone: 602.281.1313
Fax: 602.281.1314
info@arc-one.com



NEW POPEYE'S
RESTAURANT
N. ARIZONA AVENUE
GILBERT, ARIZONA 85233
PARCEL # 1403-00-240



APPROVED FOR CONSTRUCTION



SD101
SPECIAL DISTRICT
GILBERT, ARIZONA

POPEYES®
LOUISIANA KITCHEN

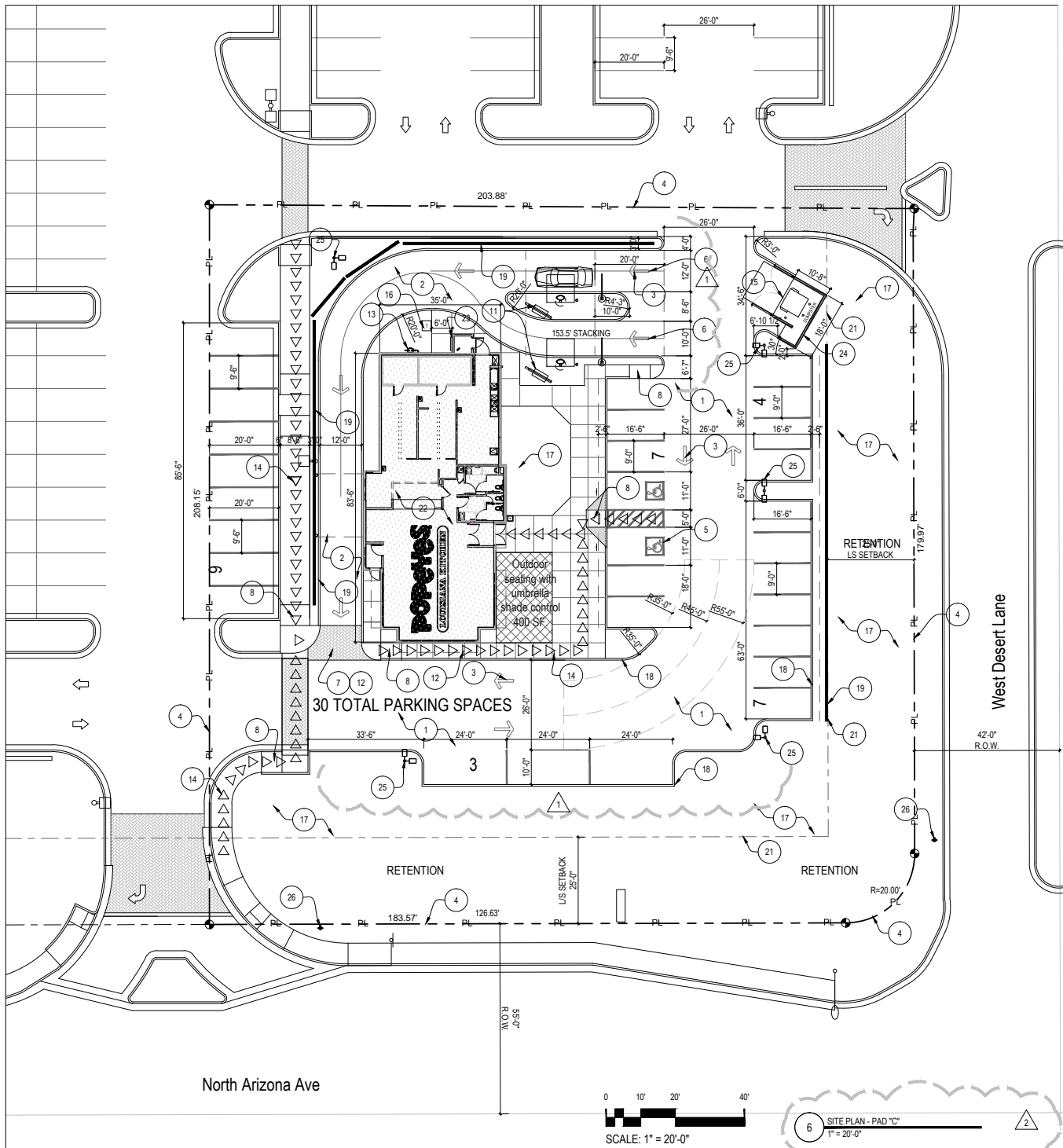
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check: JDO	
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10-22-14	CITY PLANNING COMMENTS

12821
RICHARD D.
OEHLER
09/22/14
ARIZONA, U.S.A.
EXPIRES 12/31/15

20 VICINITY MAP

-
- 3'-0"
- 1
- 2
- 3
- 4
- 5
- 3" SITE SCREEN WALL (ELEVATION)
- $\frac{3}{4}" \times 1"$
- 2
- 1 2" CMU CAP TOP OF CMU WALL PAINTED TO MATCH BUILDING TOP
 - 2 FINISH GRADE
 - 3 8"x8"x16" CMU WITH STUCCO PAINTED TO MATCH BUILDING BASE
 - 4 8"x8"x16" CMU SPLIT FACED PAINTED TO MATCH BUILDINGS MIDDLE
 - 5 8"x8"x16" CMU PAINTED TO MATCH BUILDING TOP

-
- 2'-0"
- 2'-11"
- CORE DRILL AND SET IN EPOXY



-
- Technical drawing of the Mesh Top Table (Camel) showing three views:
- FRONT ELEVATION:** Shows the table with a 24" diameter base and a 7'-0" height. The table top is 2'-5" wide.
 - PLAN VIEW UMBRELLA:** Shows the hexagonal umbrella with a 6'-0" width.
 - PLAN VIEW TABLE:** Shows the circular table top with a radius of R=6'-0".
- SHADE E: HEXAGON UMBRELLA WITH BASE (I MODEL 986)
 MESH TOP TABLE: CAMEL (I MODEL 903)
 COLOR: POPEYE'S RED
- EMUMERICAS
 1799 PENNSYLVANIA ST., 4TH FLOOR
 DENVER, CO 80203
 PHONE: (303) 733-3385
 FAX: (303) 733-3384
 www.emumericas.com

OWNER:
24H FOODS
3100 MAIN STREET #301
DALLAS, TX 75226
CONTACT: JEFFREY BENNETT

ARCHITECT:
arc one associates LLC
1427 N. 3RD STREET, SUITE 110
PHOENIX, ARIZONA 85004
CONTACT: RICHARD OEHLER AIA
PHONE: (602) 242 7871

REQUIRED PARKING SPACES
TOTAL BUILDING AREA 2,979 S.F.
RESTAURANT GROSS S.F. - 1 SPACE PER 100 SF $\frac{2,844}{100} \times 100 = 28.44 \approx 29$
OUTDOOR DINING - 1 SPACE PER 400 SF $\frac{400}{400} \times 100 = 1 = 1$
SPACES REQUIRED = 30
SPACES PROVIDED = 33

ACCESSIBLE PARKING SPACES REQUIRED
2 SPACES
ACCESSIBLE PARKING SPACES PROVIDED
2 SPACES

2012 INTERNATIONAL BUILDING CODE
2012 INTERNATIONAL EXISTING BUILDING CODE
2012 INTERNATIONAL FIRE CODE
2012 INTERNATIONAL MECHANICAL CODE
2012 INTERNATIONAL PLUMBING CODE
2012 INTERNATIONAL FUEL GAS CODE
2012 INTERNATIONAL ENERGY CONSERVATION CODE
2011 NATIONAL ELECTRICAL CODE (ALL WITH CITY OF PHOENIX AMENDMENTS)
2010 AMERICAN WITH DISABILITIES ACT ACCESSIBLE GUIDE
ICC/ANSI A117.1-2003 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
(ANSI) APPENDIX A TO 28 CFR PART 36 ADA STANDARDS FOR ACCESSIBLE
DESIGN (ADAAG) REVISED 7/11/2010 BY USDOJ

OCCUPANCY CLASSIFICATION:
BUILDING OCCUPANT LOAD:
CONSTRUCTION CLASSIFICATION:

ASSEMBLY A-2 (RESTAURANT)
75 SEATS: (SEATING + EMPLOYEES)
TYPE V-B

9 TEAM & CODE DATA

PROJECT LOCATION: SITE IS LOCATED ON A PROPERTY LOCATED ON THE NORTH EAST SIDE OF ARIZONA AVE. & DESERT LANE.

ADDRESS: (NOT AVAILABLE) ASSESSOR PARCEL #: 302 09 545

PROJECT NARRATIVE:
THIS PROJECT CONSIST OF A 2,979 S.F. FAST-FOOD RESTAURANT WITH 535 SF. OUTDOOR DINING AREA AND DRIVE-THRU

ZONING: GC

UTILITIES:
WATER - TOWN OF GILBERT
SEWER - TOWN OF GILBERT
ELECTRIC - APS
GAS - SOUTHWEST GAS

HEALTH DEPARTMENT:
MARICOPA COUNTY HEALTH DEPARTMENT PHOENIX, AZ. (602) 506-6616






LOT AREA:
NET ACREAGE: 42,124 SQUARE FEET FOR POPEYE'S
GROSS ACREAGE: 64,470 SQUARE FEET FOR POPEYE'S

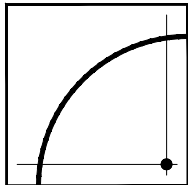
LOT COVERAGE:
TOTAL LOT - 42,124 SQUARE FEET
TOTAL BUILDING AREA = 2,979 SF
TOTAL OUTDOOR DINING AREA = 535 SF

TOTAL LOT COVERAGE 2,979 SQUARE FEET + OUTDOOR DINING AREA = 535 SF=3,514 SF / 42,124 SF = 0.0834 = 8.34%

BUILDING HEIGHT: 30'-0" (ALLOWABLE) 24'-6" (PROVIDED)

5 PROJECT DATA

- | | |
|------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3 | SITE NOTES |
| 1 | AREA ASPHALT PAVING OVER 4" ABC - SLOPE @ 1% FROM HIGH TO EXISTING PAVING LINE |
| 2 | AREA ASPHALT PAVING IN DRIVE-THRU |
| 3 | PAINTED DIRECTION ARROWS - WHITE |
| 4 | PROPERTY LINE |
| 5 | ADA PARKING SPACES |
| 6 | ENTRY DRIVE THRU |
| 7 | EXIT DRIVE THRU |
| 8 | ADA ACCESSIBLE RAMP - 6" MAX. RISE - NO HANDRAIL REQUIRED |
| 9 | ACCESS 20'x10' VIEW TRIANGLES |
| 10 | ACCESS 25'x25' VIEW TRIANGLES - PER CITY |
| 11 | DRIVE THRU SIGNAGE |
| 12 | CONCRETE SIDEWALK - Provide decorative pavement to match Winco & inline shops |
| 13 | NEW GAS METER LOCATION |
| 14 | ADA ACCESSIBLE ROUTE - ACCESSIBLE ROUTE SLOPE NOT TO EXCEED 1:20 WITH A CROSS SLOPE NOT TO EXCEED 1:50. (ADAAG 4.3.7)     |
| 15 | NEW TRASH DUMPSTER |
| 16 | TRANSFORMER LOCATION OVER CONCRETE PAD |
| 17 | LANDSCAPE AREA |
| 18 | 6" CONCRETE CURB |
| 19 | PARKING LOT SCREEN FENCE |
| 20 | SITE WALL |
| 21 | LANDSCAPE SETBACK LINE |
| 22 | PROPOSED NEW BUILDING  |
| 23 | NEW ELECTRICAL SERVICE SECTION TO BE SCREENED WITH SHRUBS 6'-0" AWAY |
| 24 | NEW TRASH DUMPSTER SCREEN WALL |
| 25 | NEW METAL HALIDE PARKING LOT LIGHTING - 20' POLES HEIGHT - TO MEET DARK SKY |
| 26 | EXISTING FIRE HYDRANTS |
| <p>NOTE:
HVAC UNITS TO BE LOCATED ON ROOF AND TO BE SCREENED WITH A PARAPET WALL</p> | |
| 1 | LANDSCAPE PLAN KEYNOTES |



**NEW POPEYE'S
RESTAURANT
N. ARIZONA AVENUE
GILBERT, ARIZONA 85233
PARCEL # 302-09-545**

design: RDO
drawn: JO
check: JDO

revisions:

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EXPIRES 12/31/15
date: 09/22/14

SHEET

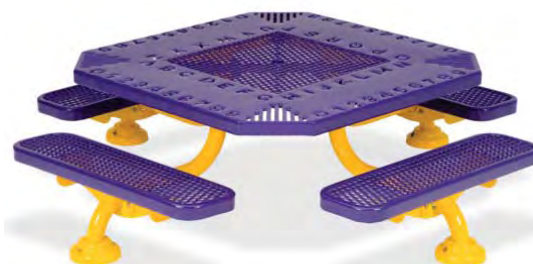
SD125

of
PROJECT: A0580914

SPYDER® CHILDREN'S TABLES



SY101(D) ▲



SY102(D) with SC204
(Sold separately) ▲

MODEL	DESCRIPTION	DIAMOND (D)	PERFORATED (P)
		WEIGHT	WEIGHT
SY100	46" Square children's table - Portable/Surface-mount	223 lb.	275 lb.
SY101	46" Round children's table - Portable/Surface-mount	216 lb.	251 lb.
SY102	46" Children's Alphabet table - Portable/Surface-mount	256 lb.	277 lb.
MODEL	ACCESSORIES FOR ITEMS ABOVE (PATTERN OPTIONS - NOT AVAILABLE)	WEIGHT	
SC204	Small mounting-plate covers (set of 4)	8 lb.	

BUILD YOUR OWN SPYDER

CHOOSE STYLE AND FRAME

TABLES

Round, square, octagon and picnic

TABLE SIZES

Round: 36" or 46" diameter

Square: 46"

Octagon: 46"

Picnic: 7' and 11'

OPTIONS AND ACCESSORIES

Mounting-plate covers optional for all tables

MOUNTING OPTIONS

Portable/Surface-mount or In-ground

See page 85 for mounting details.

Umbrella holes in all tables.

CHOOSE MATERIALS AND FINISHES

PATTERNS

Diamond: $\frac{3}{4}$ " #9 Expanded steel mesh

Perforated: 12-Gauge sheet steel

FRAMING

2 $\frac{7}{8}$ " O.D. framework

2 $\frac{3}{8}$ " O.D. framework (Children's)

HARDWARE

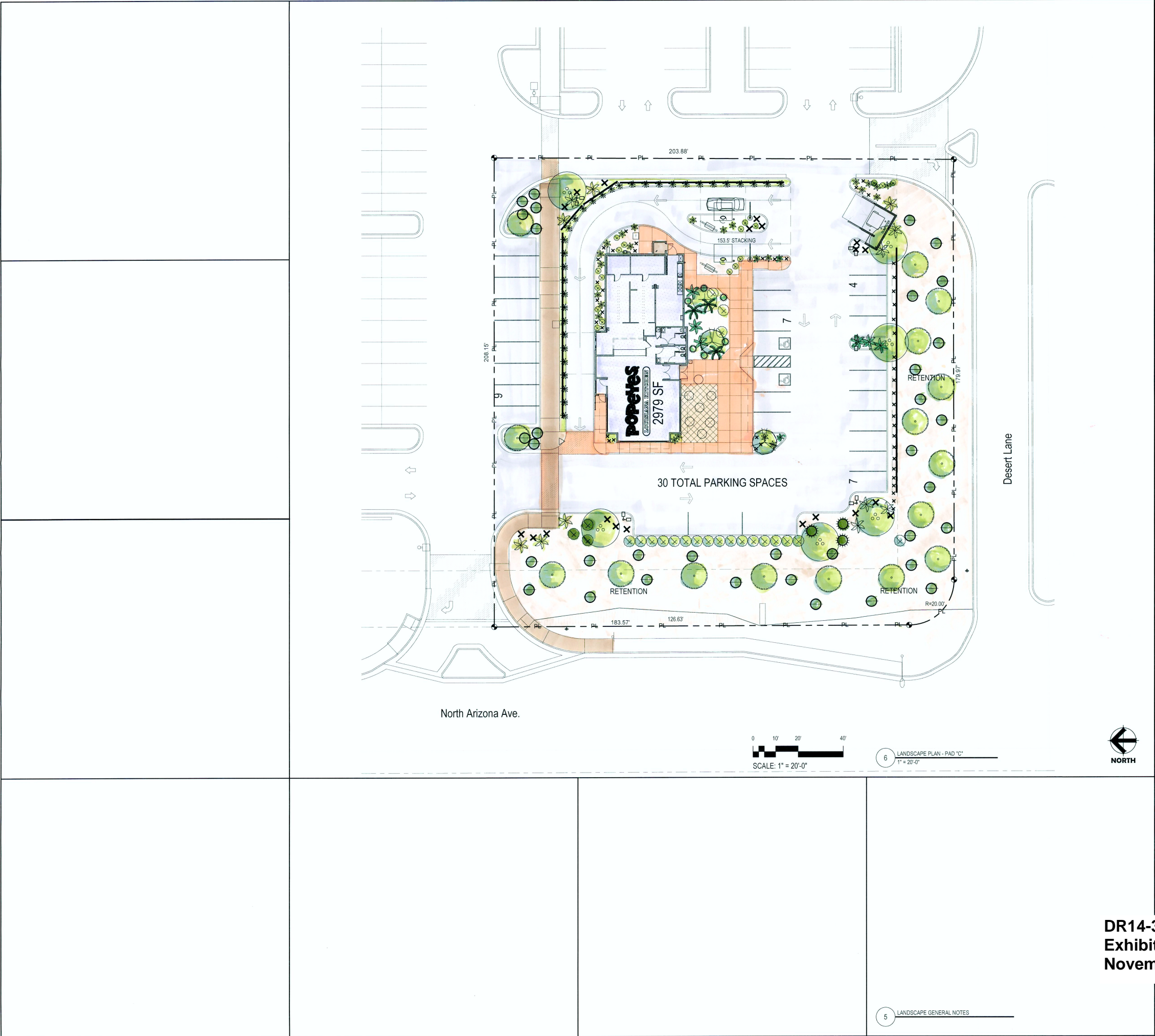
Stainless steel














FINISHES

Plastisol-coated surfaces with superior AAMA 2604-05 Specified Powder-coated frames.

This line can be coated in one color or you can complement the frame with the surface.

See finish options on page 85.



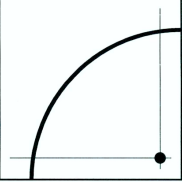
BOTANICAL NAMES SIZES		COMMON NAMES	
TREES:			
	PARKINSONIA HYBRID DESERT MUSEUM	SHOESTRING ACACIA	36" BOX
	ULMUS PARVIFOLIA	CHINESE ELM	48" BOX
	CHITALPA TASKENTENSIS	DESERT WILLOW	24" BOX
	EXISTING TREE (INSTALLED DURING MAIN SITE CONSTRUCTION)		
VINES:			
	HARDENBERGIA VIOLACEA	PURPLE LILAC	5 GAL
SHRUBS:			
	ACACIA REDOLENS "DESERT CARPET"	DESERT CARPET ACACIA	5 GAL
	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL
	RUELLIA PENINSULARIS	BAJA RUELLIA	5 GAL
	LANTANA 'NEW GOLD'	'NEW GOLD' LANTANA	1 GAL
	RUELLIA BRITTONIANA 'CHI CHI'	CHICHI RUELLIA	5 GAL
	RED YUCCA	HESPERALOE PARVIFLORA	5 GAL
	EXISTING SHRUBS (INSTALLED DURING MAIN SITE CONSTRUCTION)		
	MID-IRON TURF	SOD	

3

PLANTING LEGEND



DR14-34: Popeyes Louisiana Kitchen
Exhibit 5 - Landscape
November 13, 2014



arc one
associates LLC
1427 N. 3rd Street
Phoenix, Arizona 85004
Phone: 602 241 7871
Fax: 602 241 7874
info@arconeassociates.com

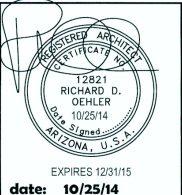


NEW POPEYE'S
NE CORNER
N. ARIZONA AVE & W DESERT LN
GILBERT, ARIZONA 85233
PARCEL # 302-09-545

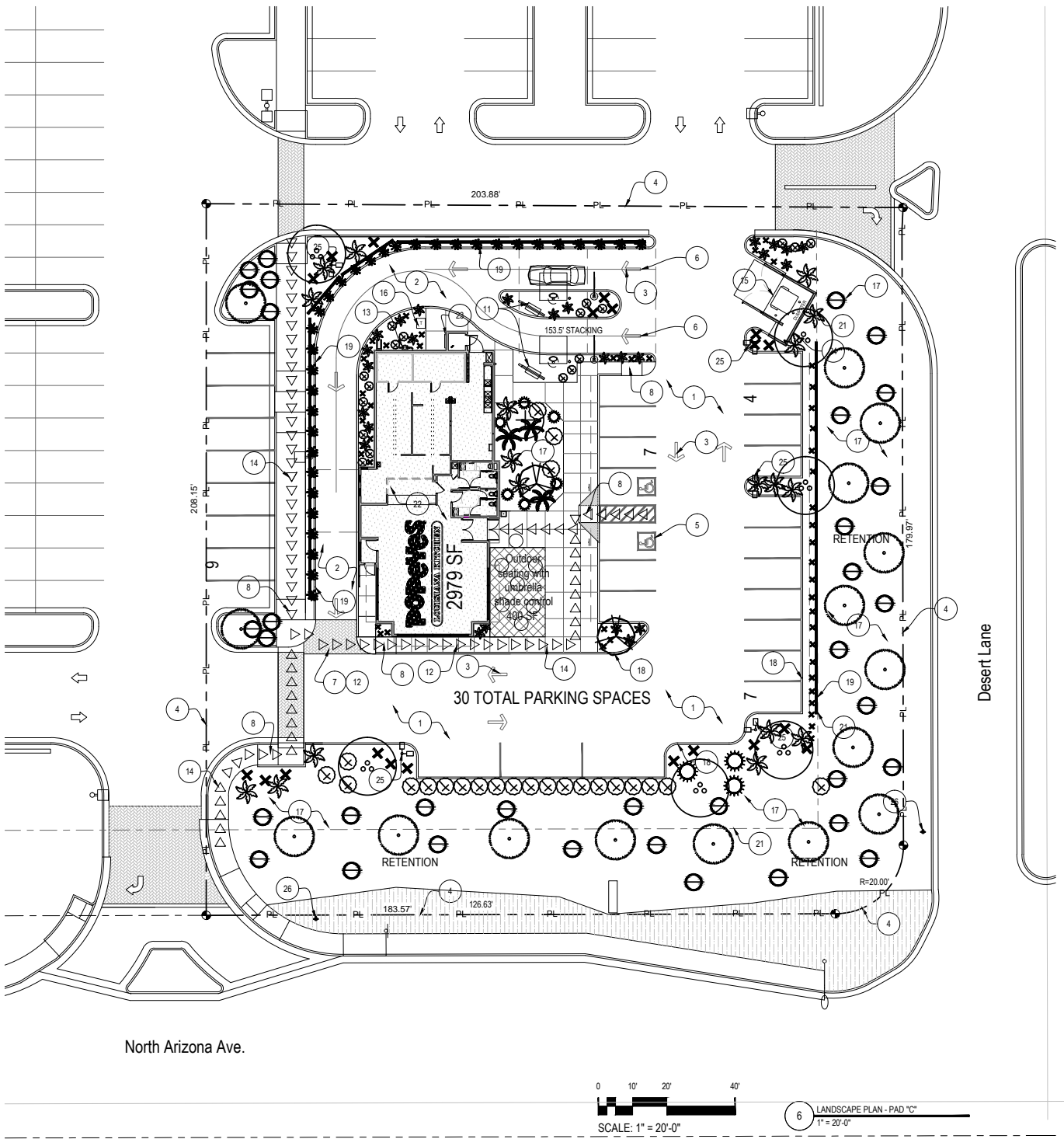
design: RDO
drawn: JO
check: JDO

revisions:

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SHEET
LP100
of
PROJECT: A0580914



GROUND COVER:

MATCH EXISTING DECOMPOSED GRANITE (DG) SIZE AND COLOR - 2" THICK LAYER ON ALL LANDSCAPE AREAS

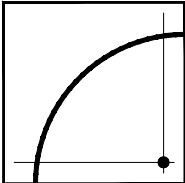
ALL LANDSCAPE MATERIAL INSTALLED SHALL BE MAINTAINED BY OWNER/OR LESSEE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. ALL TREES AND SHRUBS LOCATED IN THE SIGHT TRIANGLES WILL BE MAINTAINED FOR A CLEAR AREA BETWEEN 2' TO 8'. TREE HEIGHTS AND CALIPERS WILL COMPLY WITH "ARIZONA NURSERY ASSOCIATION" SPECIFICATIONS FOR THAT TYPE AND SIZE OF TREE.

BOTANICAL NAMES SIZES	COMMON NAMES	
TREES:		
PARKINSONIA HYBRID DESERT MUSEUM	SHOESTRING ACACIA	36" BOX
ULMUS PARVIFOLIA	CHINESE ELM	48" BOX
CHITALPA TASKENTENSIS	DESERT WILLOW	24" BOX
EXISTING TREE (INSTALLED DURING MAIN SITE CONSTRUCTION)		
VINES:		
HARDENBERGIA VIOLACEA	PURPLE LILAC	5 GAL
SHRUBS:		
ACACIA REDOLENS "DESERT CARPET"	DESERT CARPET ACACIA	5 GAL
CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL
RUELLIA PENINSULARIS	BAJA RUELLIA	5 GAL
LANTANA 'NEW GOLD'	'NEW GOLD' LANTANA	1 GAL
RUELLIA BRITTONIANA 'CHI CHI'	CHICHI RUELLIA	5 GAL
RED YUCCA	HESPERALOE PARVIFLORA	5 GAL
EXISTING SHRUBS (INSTALLED DURING MAIN SITE CONSTRUCTION)		
MID-IRON TURF SOD		

- 3 PLANTING LEGEND
- AREA ASPHALT PAVING OVER 4" ABC - SLOPE @ 1% FROM HIGH TO EXISTING PAVING LINE
 - AREA ASPHALT PAVING IN DRIVE-THRU
 - PAINTED DIRECTION ARROWS - WHITE
 - PROPERTY LINE
 - ADA PARKING SPACES
 - ENTRY DRIVE THRU
 - EXIT DRIVE THRU
 - ADA ACCESSIBLE RAMP - 6" MAX. RISE - NO HANDRAIL REQUIRED
 - ACCESS 20'x10' VIEW TRIANGLES
 - ACCESS 25'x25' VIEW TRIANGLES - PER CITY
 - DRIVE THRU SIGNAGE
 - CONCRETE SIDEWALK - Provide decorative pavement to match Winco & inline shops
 - NEW GAS METER LOCATION
 - ADA ACCESSIBLE ROUTE - ACCESSIBLE ROUTE SLOPE NOT TO EXCEED 1:20 WITH A CROSS SLOPE NOT TO EXCEED 1:50. (ADAAG 4.3.7) $\triangleleft \triangleleft \triangleleft \triangleleft$
 - NEW TRASH DUMPSTER
 - TRANSFORMER LOCATION OVER CONCRETE PAD
 - LANDSCAPE AREA
 - 6" CONCRETE CURB
 - 3'-0" HIGH PARKING LOT SCREEN FENCE
 - SITE WALL
 - LANDSCAPE SETBACK LINE
 - PROPOSED NEW BUILDING
 - NEW ELECTRICAL SERVICE SECTION TO BE SCREENED WITH SHRUBS 6'-0" AWAY
 - NEW TRASH DUMPSTER SCREEN WALL
 - NEW METAL HALIDE PARKING LOT LIGHTING - 20' POLES HEIGHT - TO MEET DARK SKY
 - EXISTING FIRE HYDRANTS

NOTE:
HVAC UNITS TO BE LOCATED ON ROOF AND TO BE SCREENED WITH A PARAPET WALL

1 LANDSCAPE PLAN KEYNOTES



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Phoenix, Arizona 85004
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Fax: 602 241 7874
info@arconeassociates.com

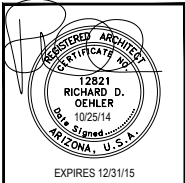
POPEYES
LOUISIANA KITCHEN

NEW POPEYE'S
NE CORNER
N. ARIZONA AVE & W DESERT LN
GILBERT, ARIZONA 85233
PARCEL # 302-09-545

design: RDO
drawn: JO
check: JDO

revisions:

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EXPIRES 12/31/15

date: 10/25/14

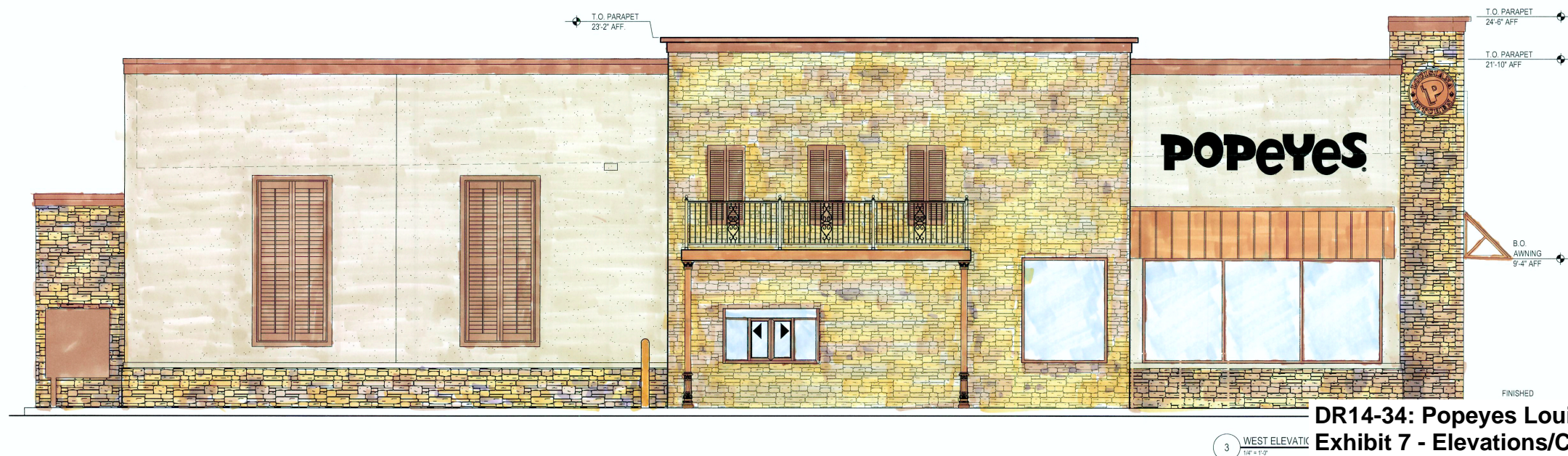
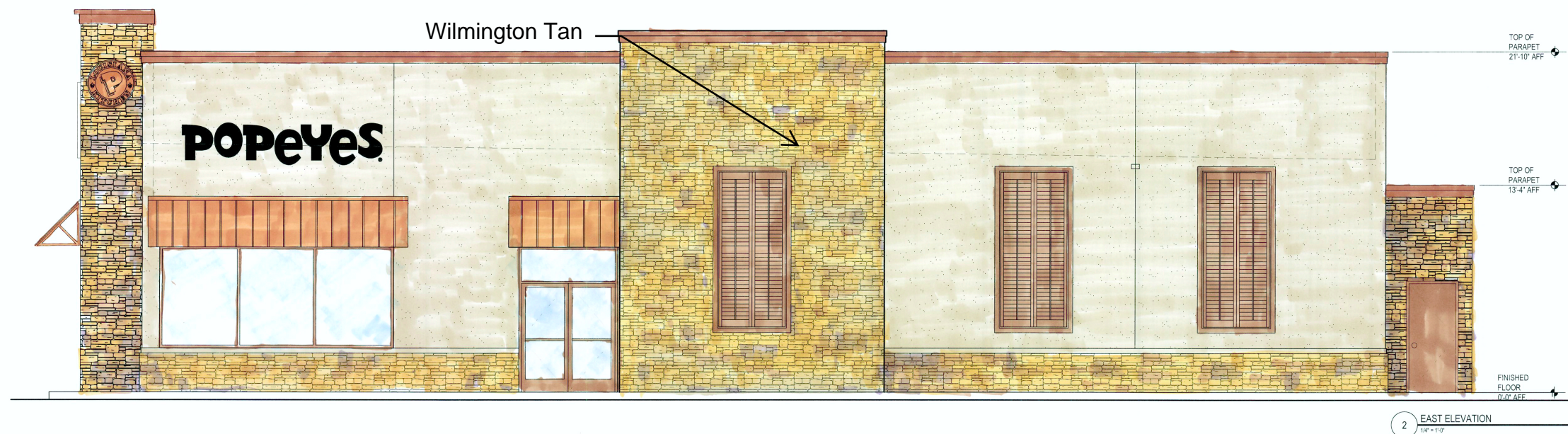
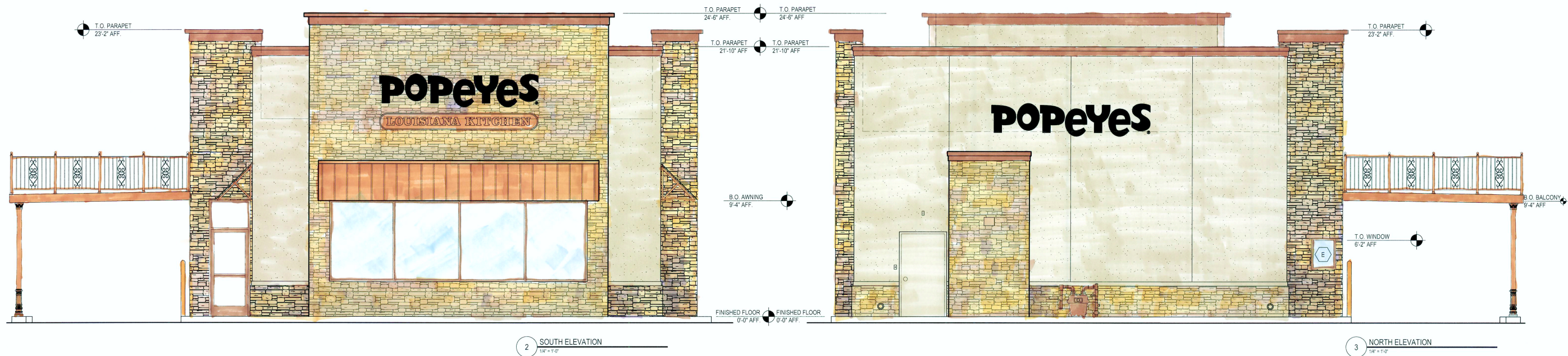
SHEET

LP100

of
PROJECT: A0580914

of
PROJECT: A0580914





DR14-34: Popeyes Louisiana Kitchen
Exhibit 7 - Elevations/Colors and Materials
November 13, 2014

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POPEYES
LOUISIANA KITCHEN

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12821
RICHARD D.
OEHLER
09/22/14
ARCHITECT
ARIZONA - U.S.A.

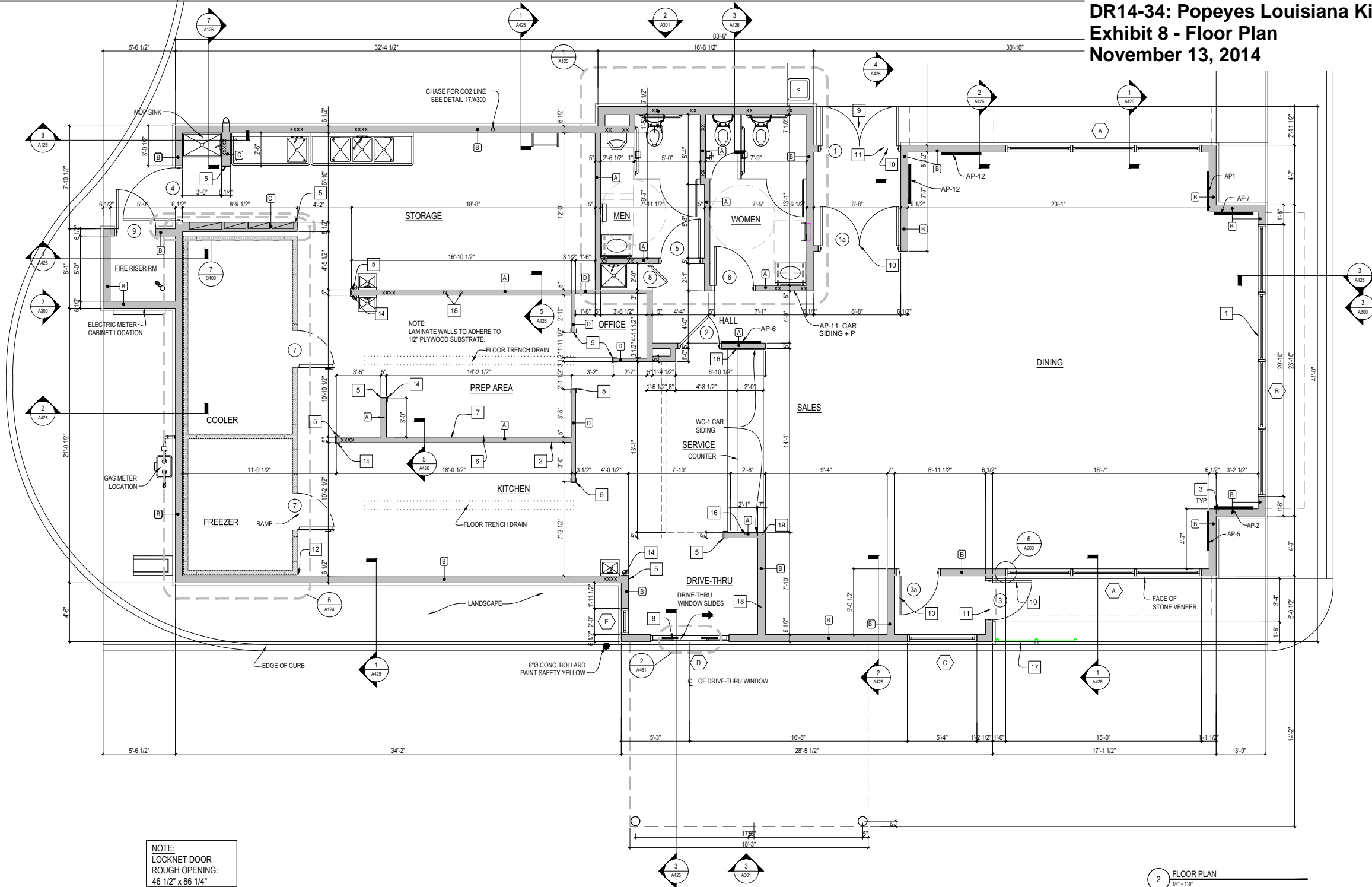
EXPIRES 12/31/15
date: 09/22/14

SHEET

COLORED ELEVATIONS

of
PROJECT: A0580914

DR14-34: Popeyes Louisiana Kitchen
Exhibit 8 - Floor Plan
November 13, 2014



NOTE:
LOCKNET DOOR
ROUGH OPENING:
46 1/2" x 86 1/4"

- 18 FRAMING LEGEND**
- A 2x4 FRAMING @ 16" O.C.
B 2x6 FRAMING @ 24" O.C.
C 2x8 FRAMING @ 24" O.C.
D 2x3 FRAMING @ 24" O.C.
E 2x4 FRAMING @ 24" O.C. FLAT EACH SIDE (CHASE)
- B WINDOW NUMBER - SEE SHEET A600 FOR DETAILS
- 1 DOOR NUMBER - SEE SHEET A600 FOR DETAILS
- E DETAIL NUMBER
A425 SHEET NUMBER
- PLAN DETAIL
- E DETAIL NUMBER
A425 SHEET NUMBER
- SECTION DETAIL - ARROW
INDICATES DIRECTION OF VIEW
- XXX DENOTES BLOCKING AS REQUIRED

- GYPSUM BOARD / EXTERIOR SHEATHING NOTES:**
- EXTERIOR SHEATHING SHALL BE 1/2" EXTERIOR PLYWOOD NAILED IN ACCORDANCE WITH THE STRUCTURAL NAILING SCHEDULE. REFER TO SHEETS S-4.
 - 1/2" GYPSUM BOARD TO BE INSTALLED ON ALL INTERIOR WALLS WHERE PLYWOOD IS NOT REQUIRED. ALL JOINTS ARE TO BE TAPED.
 - GYPSUM BOARD SHALL BE TYPE "WMP" IN ALL AREAS TO RECEIVE WALL TILE OR FRP PANELS.
 - WALLS TO RECEIVE TILE BASE SHALL HAVE 1/2" USG "DUROCK" INSTALLED TO 18" AFF.
- INSULATION NOTES:**
- ALL EXTERIOR WALLS TO RECEIVE FIBERGLASS BATT INSULATION TO MATCH DEPTH OF WALL CAVITY.
- KITCHEN WALL NOTES:**
- PROVIDE 1/2" PLYWOOD FROM 1'-6" AFF TO 9'-6" AFF IN ALL KITCHEN WALLS.
 - PROVIDE 1/2" PLYWOOD FROM FLOOR TO 3'-2" AFF AT INTERIOR TOILET ROOM WALLS.
- DINING AREA NOTES:**
- PLASTIC LAMINATE TO ADHERE TO 1/2" PLYWOOD SUBSTRATE. PLYWOOD FROM FINISH FLOOR TO 2'-10" AFF.
 - VINYL WALL COVERING ON 1/2" GYPSUM BOARD.
- BLOCKING NOTES:**
- "xxxxxx" INDICATES BLOCKING REQUIRED IN WALL FOR PLUMBING LINES AND RESTROOM ACCESSORIES. BLOCKING SHALL BE FIRE RETARDANT WHERE REQUIRED BY CODE.
 - CONTRACTOR TO VERIFY REQUIREMENTS WITH LOCAL BUILDING OFFICIALS PRIOR TO BIDDING. CONTRACTOR IS RESPONSIBLE FOR OBTAINING MANUFACTURER'S CUT SHEETS AND LOCATING BLOCKING AS REQUIRED. THIS INCLUDES KITCHEN EQUIPMENT AND ITEMS FURNISHED AND INSTALLED BY OTHERS.
- FRAMING NOTES:**
- CONTRACTOR MAY SUBSTITUTE METAL STUDS FOR INTERIOR WALL AND SOFFIT FRAMING. WHERE USED, METAL FRAMING TO BE 25 GA. UNLESS NOTED OTHERWISE (U.N.O.).
 - REFER TO FRAMING NOTES FOR WALL SECTIONS.
 - ALL INTERIOR WOOD FRAMING TO BE #2 SDRUCE, FIR OR WHITE PINE. WHERE REQUIRED BY CODE, FRAMING SHALL BE #2 FIRE RETARDANT YELLOW PINE. CONTRACTOR TO VERIFY REQUIREMENTS WITH LOCAL BUILDING OFFICIALS PRIOR TO BIDDING.
 - ALL WOOD IN CONTACT WITH THE SLAB MUST BE PRESSURE TREATED.
 - ALL INTERIOR WALLS TO BE FRAMED TO UNDERSIDE OF TRUSS U.N.O.
 - ALL INTERIOR WALLS THAT ARE NOT SHEAR WALLS TO BE ANCHORED W/ 5/8" DIA. EXPANSION ANCHORS AT 6'-0" O.C. SEE STRUCTURAL DWGS. FOR SHEAR WALL ANCHORS.

GENERAL CONSTRUCTION NOTES

DIVISION 9: FINISHES

SECTION 9A: GYPSUM WALLBOARD

GENERAL PROVISIONS

- SCOPE: FURNISH AND INSTALL GYPSUM WALLBOARD AS A SUBSTRATE FOR OTHER FINISH MATERIALS. ON ALL INTERIOR WALLS AND THE INTERIOR PORTIONS OF EXTERIOR WALLS. FURNISH AND INSTALL GYPSUM BOARD SUSPENDED CEILING WITH HANGERS AND SUPPORTS.
- MATERIALS
 - MATERIAL NAMES ARE BASED ON A NATIONAL GYPSUM GOLD BOND STA-SMOOTH BEVEL EDGE SYSTEM. USE GOLD BOND OR EQUAL SYSTEM BY U.S. GYPSUM.
 - WALLS (EXCEPT WHERE NOTED): 1/2" STA-SMOOTH GYPSUM WALLBOARD
 - WALLS WHERE NOTED: 1/2" THICK TAPERED EDGE MIR (MOISTURE RESISTANT) GYPSUM WALLBOARD
 - DROPPED CEILING WHERE NOTED: 1/2" STA-SMOOTH GYPSUM WALLBOARD
 - FIRE RATED WHERE NOTED OR 5/8 FIRE SHIELD (GYPSUM WALLBOARD) REQUIRED BY CODE
- FASTENERS:
 - GWB-54 1-5/8" LONG ANNUAL RING SHANK WALLS MEETING THE REQUIREMENTS OF ASTM C-380.
 - 1-1/4" LONG TYPE-W DRYWALL SCREWS TO WOOD STUDS.
 - 1-1/4" LONG TYPE-S DRYWALL SCREWS TO INTERIOR METAL STUDS.
 - 1-1/4" LONG TYPE-S12 CORROSION RESISTANT SCREWS FOR EXTERIOR GYPSUM SHEATHING TO METAL STUDS.
 - JOINT TREATMENT COMPOUND SHALL BE READY MIXED. JOINT TAPE SHALL BE CROSS FIBERED, PERFORATED, FEATHER EDGED. CORNER BEADS SHALL BE GALVANIZED STEEL ROLL-FORMED U-SHAPED CHANNELS.
 - HANGERS AND SUPPORTS: 2X4 WOOD FRAMING. SUBSTITUTION: FOR STEEL TRUSS BUILDINGS 1-1/2" CARRYING CHANNELS, 3/4" FLOORING CHANNELS, 8 GAGE HANGER WIRES, 16 GAGE TIE WIRES, AND 1" TYPE S SCREWS.

PERFORMANCE

1. INSTALLATION

- CUTTING WALLBOARD: GYPSUM WALLBOARD SHALL BE CUT BY SCORING AND BREAKING, OR BY SAWING, WORKING FROM THE FACE SIDE. WHERE BOARD MEETS PROJECTING SURFACES, IT SHALL BE SCRIBED NEATLY.
- INSTALLING WALLBOARD: GYPSUM WALLBOARD SHALL BE APPLIED AT RIGHT ANGLES TO FRAMING MEMBERS. BOARDS OF MAXIMUM PRACTICAL LENGTH SHALL BE USED SO THAT AN ABSOLUTE MINIMUM NUMBER OF END JOINTS OCCUR. WALLBOARD JOINTS AT OPENINGS SHALL BE LOCATED SO THAT NO END JOINT SHALL ALIGN WITH EDGES OF OPENINGS. END JOINTS SHALL BE STAGGERED.
- FASTENING WALLBOARD: ATTACH WITH SCREWS OR NAILS SPACED APPROXIMATELY 8" o.c. THE NAILS SHALL BE DRIVEN HOME WITH THE HEAD SLIGHTLY BELOW THE SURFACE OF THE BOARD IN A DIMPLE FORMED BY THE DRIVING TOOL.
- FASTENING EXTERIOR GYPSUM SHEATHING: ATTACH TO METAL STUDS WITH SCREWS @ 12" o.c. WITH HEAD FLUSH WITH SURFACE.
- JOINTS FINISHING: JOINT COMPOUND, QUICK-TREAT, AND TOPPING COMPOUND SHALL BE APPLIED IN ACCORDANCE WITH PRINTED INSTRUCTIONS CONTAINED IN THE PACKAGE. A UNIFORMLY THIN LAYER OF JOINT COMPOUND SHALL BE APPLIED OVER THE JOINT UNDER THE TAPE TO PROVIDE PROPER BOND. CEILING AND WALL ANGLES AND INSIDE CORNER ANGLES SHALL BE REINFORCED WITH THE TAPE FOLDED TO CONFORM TO THE ANGLE AND EMBEDDED IN THE COMPOUND. AFTER THE COMPOUND IS THOROUGHLY DRY, APPROXIMATELY TWENTY FOUR (24) HOURS FOR REGULAR COMPOUND, 2-12 HOURS FOR QUICK TREAT, THE TAPE SHALL BE COVERED WITH A COAT OF JOINT COMPOUND OR TOPPING COMPOUND SPREAD OVER THE TAPE APPROXIMATELY 3" ON EACH SIDE OF TAPE, AND FEATHERED OUT AT THE EDGE. AFTER THOROUGHLY DRY, APPLY ANOTHER COAT OVER JOINTS. THIS COAT SHALL BE SMOOTH AND THE EDGES FEATHERED APPROXIMATELY 3" BEYOND THE PRECEDING COAT. ALLOW EACH APPLICATION OF COMPOUND TO JOINTS AND WALL HEADS TO DRY, THEN SAND IF NECESSARY. ALL WALLBOARD AND TREATED AREAS SHALL BE SMOOTH AND READY FOR PAINTING OR WALLCOVERING.

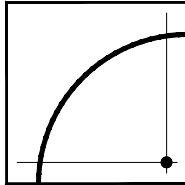
SPECIFICATIONS DIVISION 9 FINISHES

- DIMENSIONS ARE SHOWN:
 - EXTERIOR WALLS: FROM INTERIOR FACE OF GYPSUM BOARD TO THE EXTERIOR FACE OF PLYWOOD.
 - INTERIOR WALLS: FROM THE FACE OF FINISH WALL TO THE FACE OF FINISH WALL, U.N.O.
- INSTALL 3'-0" W X 8'-0" H X 18 GA STAINLESS STEEL PANEL BEHIND OVENS. REFER TO INTERIOR KITCHEN ELEVATIONS AND EQUIPMENT PLAN FOR EXACT LOCATION.
- ALL GYPSUM BOARD BELOW FINISHED CEILING HEIGHT IS TO BE PREPARED FOR PAINTING OR WALLCOVERING AS INDICATED ON INTERIOR ELEVATIONS AND FINISH SCHEDULE. SEE GEN. CONSTR. NOTES FOR DINING AREA.
- DIVIDER WALL- FURNISHED WITH SEATING PACKAGE
- GENERAL CONTRACTOR (G.C.) TO PROVIDE 2"X2"X4'-0" HIGH CORNER GUARDS ON ALL OUTSIDE CORNERS @ KITCHEN WALL, PROVIDE COMPLETE WRAP ON END WALLS. SEE DETAIL 2-A102
- HOOD WALL TO BE CONSTRUCTED WITH 3-5/8" 16 GAUGE (GA) METAL STUDS AT 24" o.c. AND 1/2" DURALOCK ON HOOD WALL SIDE.
- G.C. TO INSTALL 18 GA. STAINLESS STEEL PANELS ON WALL. REFER TO MECHANICAL HOOD DRAWINGS FOR PANEL SIZES.
- ELECTRIC DRIVE-THRU WINDOW SHOWN. G.C. TO PROVIDE JUNCTION BOX UNDERNEATH THE WINDOW. VERIFY REQUIRED ROUGH-IN AND ELECT. REQUIREMENTS W/MANUF. DRAWINGS.
- HANDICAP ACCESS TO BUILDING IS DESIGNED ACCORDING TO APPLICABLE CODE. G.C. TO ENSURE THAT ALL DIRECTIONS AND DIMENSIONS GIVEN ARE STRICTLY ADHERED TO. IF CHANGES ARE MADE THAT CONTRADICT WITH THE DRAWING, OR IF EXISTING FIELD CONDITIONS MAKE THE DRAWINGS NOT APPLICABLE, THE ARCHITECT MUST BE CONTACTED IMMEDIATELY.

2 FLOOR PLAN
1/4" = 1'-0"

- ALL DOORS SHALL BE ABLE TO BE OPENED FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT. MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS SHALL NOT BE USED.
- PROVISIONS FOR EXIT DISCHARGE LIGHTING ARE SHOWN ON THE LIGHTING PLAN.
- PROVIDE STAINLESS STEEL ENCLOSURE AT WALK-IN FREEZER AND COOLER CORNERS. SEE DETAILS SHEET A123
- ALL GLAZING WITHIN A 24" ARC OF DOORS WHOSE BOTTOM IS LESS THAN 60" ABOVE THE FLOOR AND ALL GLAZING IN DOORS SHALL BE SAFETY, TEMPERED, OR ACRYLIC PLASTIC SHEET.
- PORTABLE FIRE EXTINGUISHER PER NFPA-10 INSTALLED BY OTHERS ON SITE AND SUBJECT TO LOCAL JURISDICTION APPROVAL.
- PROVIDE 1/2" PLYWOOD SHEATHING AT (3) PLYWOOD SHELVES AS DIMENSIONED ON ELEVATION 4/A426
- SOLID SURFACE SPLASH GUARD.
- GUARDRAIL, SEE DETAIL 3/A102
- SEE P100 SHEET FOR SODA LINE CHASES.
- WOOD HEADER ABOVE COUNTER STAINED TO MATCH CR-1 (SERVES AS BOUNDARY FOR CEILING CHANGE BETWEEN KITCHEN AND DINING).
- CERAMIC WALL TILE IF REQUIRED BY LOCAL CODE. COORDINATE WITH CORPORATE.

1 CONSTRUCTION KEYNOTES



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NEW POPEYE'S
NE CORNER
N. ARIZONA AVE & W DESERT LN
GILBERT, ARIZONA 85233
PARCEL # 302-09-545

design: RDO
drawn: JO
check: JDO

revisions:

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EXPIRES 12/31/15

SHEET
A100
of
PROJECT: A0580914

FEATURES & SPECIFICATIONS

INTENDED USE

Streets, walkways, parking lots and surrounding areas.

CONSTRUCTION

Rugged, die-cast, single piece aluminum housing with nominal wall thickness of 1/8". Die-cast doorframe has impact-resistant, tempered, glass lens (3/16" thick). Doorframe is fully gasketed with one-piece tubular silicone.

U.S. Patent No. D556,357.

FINISH

Standard finish is dark bronze (DDB) corrosion-resistant polyester powder finish, with other architectural colors available.

OPTICAL SYSTEM

MIRO finish, segmented reflectors for superior uniformity and control. Reflectors attach with tool-less fastener and are rotatable and interchangeable. Five full cutoff distributions available: Type II (roadway), Type III (asymmetric), Type IV (forward throw), Type IV (forward throw sharp cutoff) and Type V (symmetric square).

ELECTRICAL SYSTEM

Ballast is a constant-wattage autotransformer standard. 200W, 320W, and 350W require Super SCWA Pulse Start ballast (must order SCWA option). All ballasts are mounted on a removable power tray. Ballasts are copper-wound and 100% factory-tested. Porcelain, mogul-based socket with copper alloy, nickel-plated screw shell and center contact.

LISTING

Listed and labeled to UL standards for wet locations. Listed and labeled to CSA standards (see Options). NOM Certified (see Options). IP65 Rated.

ORDERING INFORMATION

Choose the boldface catalog nomenclature that best suits your needs and write it on the appropriate line.

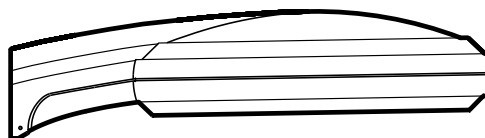
Exhibit 9 - Lighting
November 13, 2014

Catalog Number	<div> <div>Exhibit 9 - Lighting</div> <div>November 13, 2014</div> </div>
Notes	
	Type



Architectural Area & Roadway Lighting

MR2



**METAL HALIDE
HIGH PRESSURE SODIUM
200W-400W**

Specifications

Length: 32.875" (83.5025cm)

Diameter: 25" (63.5cm)

Overall Height: 8.25" (20.955cm)

Max. Weight: 46 lb. (20.9 kg)

EPA: 0.914

All dimensions are inches (centimeters) unless otherwise specified.

MR2

Series	Voltage		Ballast	Options	Lamp ¹²
MR2	120		<u>Metal halide and</u>	<u>Shipped installed in fixture</u>	LPI Lamp included
	208 ³		<u>high pressure sodium</u>	SF Single fuse (120, 277, 347V) ^{8,9}	L/LP Less lamp
Wattage	240 ³		(blank) Standard magnetic ballast	DF Double fuse (208, 240, 480V) ^{8,9}	
<u>Metal halide</u>	277		CWI Constant wattage isolated	PER NEMA twist-lock receptacle only (no photocontrol)	
200M ¹	347			CR Corrosion-resistant finish (epoxy clear coat over paint)	
250M	480 ³		<i>Pulse Start</i> <small>HP ELECTRONIC SYSTEMS</small>	QRS Quartz restrrike system ^{9,10}	
320M ¹	TB ⁴		SCWA Super CWA pulse start ballast	HS Houseside shield (SR2, SR3)	
350M ^{1,2}	TBV ⁵		NOTE: SCWA ballast must be selected to comply with California Title 20 metal halide regulations. SCWA also may be required to meet other states' regulations. Consult local authorities.	EC Emergency circuit ¹⁰	
400M ^{1,2}				TP Tamper-proof	
<u>High pressure sodium</u>				CSA Listed and labeled to Canadian safety standards	
200S				NOM NOM Certified	
250S				<u>Shipped separately</u> ¹¹	
400S				PE1 NEMA twist-lock PE (120, 208, 240V)	
				PE3 NEMA twist-lock PE (347V)	
				PE4 NEMA twist-lock PE (480V)	
				PE7 NEMA twist-lock PE (277V)	
				SC Shorting cap for PER option	
				MR2VG Vandal guard	

NOTES:

- Must order with SCWA.
- Must use reduced jacket lamp ED28.
- Consult factory for availability in Canada.
- Optional multi-tap ballast (120, 208, 240, 277V; 120, 277, 347V)

NIGHTTIME FRIENDLY



Consistent with LEED® goals
& Green Globes™ criteria
for light pollution reduction

Accessories: Tenon Mounting Slipfitter

Order as separate catalog number. Must be used with round pole mounting (RPA).

Number of fixtures

Tenon O.D.	One	Two@180°	Two@90°	Three@120°	Three@90°	Four@90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490
AS1VG	Vandal guard					

NOTES:

- 1 Must order with SCWA. Square
- 2 Must use reduced jacket lamp ED28.
- 3 Consult factory for availability in Canada.
- 4 Optional multi-tap ballast (120, 208, 240, 277V; 120, 277, 347V in Canada).
- 5 Optional penta-tap ballast (120, 208, 240, 277, 480V; not available in Canada). 175W metal halide only.
- 6 Isolated two-coil system meets Canadian electrical code requirements for 208V, 240V and 480V applications.
- 7 Mounted in lens up orientation, fixture is damp location rated.
- 8 Must specify voltage. Not available with TB or TBV.
- 9 SF, DF or QRS cannot be ordered together.
- 10 Lamp by others.
- 11 Can be ordered as an accessory.
- 12 Must be specified.

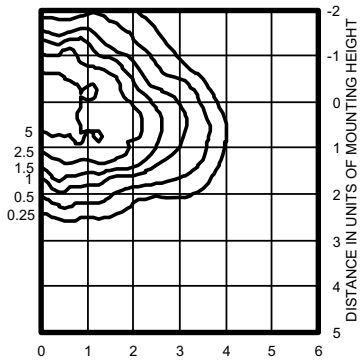
When ordering poles, specify the appropriate drilling pattern. See below example.

Example: SSA 20 4C DM19AS

DM19AS	1 at 90 degrees
DM28AS	2 at 180 degrees
DM29AS	2 at 90 degrees
DM39AS	3 at 90 degrees
DM49AS	4 at 90 degrees
DM32AS	3 at 120 degrees (round poles only)

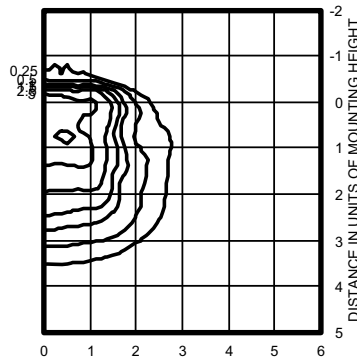
MR2 Metal Halide, High Pressure Sodium

MR2 400M SR3 TEST NO: LTL10099



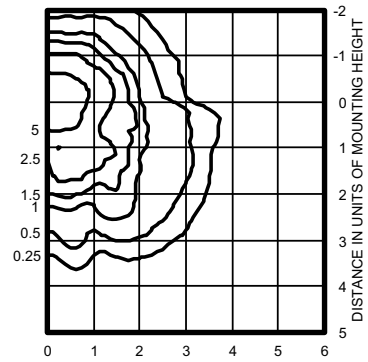
400W lamp, rated 32000 lumens. Footcandle values based on 20' mounting height.
Classification: Type III, Medium, Full Cutoff

MR2 400M SR4SC TEST NO: LTL10100



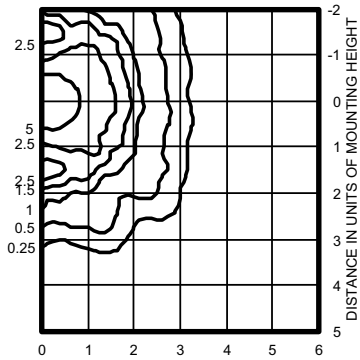
400W lamp, rated 32000 lumens. Footcandle values based on 20' mounting height.
Classification: Unclassified (Type IV, Very Short), Full Cutoff

MR2 400M SR4W TEST NO: LTL10101



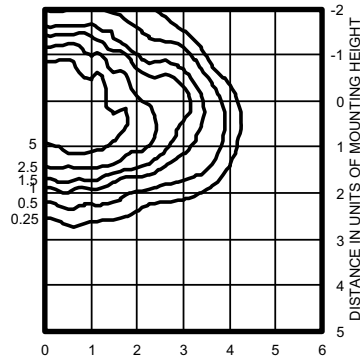
400W lamp, rated 32000 lumens. Footcandle values based on 20' mounting height.
Classification: Type IV, Short, Full Cutoff

MR2 400M SR5S TEST NO: LTL10102



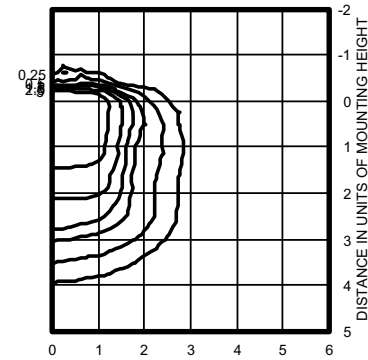
400W lamp, rated 32000 lumens. Footcandle values based on 20' mounting height.
Classification: Unclassified (Type IV, Very Short), Full Cutoff

MR2 400S SR3 TEST NO: LTL10104

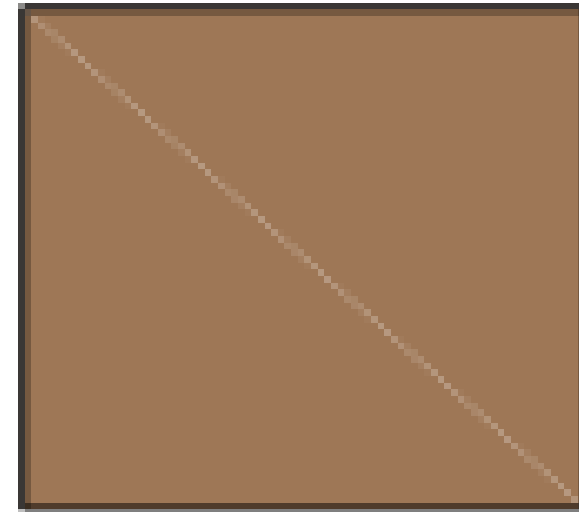


400W lamp, rated 50000 lumens. Footcandle values based on 20' mounting height.
Classification: Type II, Medium, Full Cutoff

MR2 400S SR4SC TEST NO: LTL10105



400W lamp, rated 50000 lumens. Footcandle values based on 20' mounting height.
Classification: Unclassified (Type IV, Very Short), Full Cutoff



PANTH
BENJAMIN MOORE
HC-75 WARRIBLE BROWN



PANTH
BENJAMIN MOORE
HC-24 VILWINGTON TAN



METAL CANOPES AND FLASHING
MATCH-BEYONCE STANCO'S BEAM
COPPER-COTE



STONES-GRONE
COPRADO STONE
PRO LEDGE FOUR RIVERS

